

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
January 2, 2014**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Josh Gunselman took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Secretary	-Present	Dan Buck	-Present
Bob Cook	-Absent	Darla Blazey, Director of Community Development / Planning	-Present
		Renee Kabrick, City Attorney	-Present

Chairman Uebelhor welcomed Dan Buck who will replace former member Brad Schnarr.

**PLEDGE OF ALLEGIANCE**

Chairman Uebelhor led the Pledge of Allegiance.

**ELECTION OF OFFICERS**

Randy Mehringer made a motion to nominate Jerry Uebelhor as Chairman, Josh Gunselman as Vice Chairman and Dan Buck as Secretary for 2014. Josh Gunselman seconded it. Motion carried 4-0. Josh Gunselman made a motion, seconded by Randy Mehringer, to close the nominations. Motion carried 4-0. All members present were in favor of Jerry Uebelhor as Chairman, Josh Gunselman as Vice Chairman and Dan Buck as Secretary for 2014. Board member Bob Cook was absent.

**APPROVAL OF THE MINUTES**

Minutes of the December 4, 2013 regular meeting were reviewed. There was one correction. Under Petition of Global Logistics, Charles Stenftenagel (as owner) and OFS Brands (Lessee as petitioner) for a variance from Section 16.035.060(6)(a) (Multi-Business Pole or Pylon Sign) it should read, "Blake Gogel, of OFS Brands, was present to request a variance to place a free-standing sign at the front of the property to direct traffic to the warehouse in the rear that the company leases from Global Logistics at 1001 St. Charles Street." Randy Mehringer made a motion to approve the minutes as corrected. Vice Chairman Josh Gunselman seconded it. Motion carried 4-0.

**STATEMENT**

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

## **NEW BUSINESS**

Petition of The Evangelical Lutheran Good Samaritan Society for a variance from the general regulations of Section 16.035.050 (Residential Zoning Sign Standards) and Section 16.035.060(5)(c) (Business and Industrial Zoning Sign Standards) to construct a monument sign within a residential district with a height of 9 feet and maximum areas of 73 square feet.

Nathan Waggner, of Cash Waggner and Associates, was present on behalf of The Evangelical Lutheran Good Samaritan Society, owners of Northwood Retirement Community, to request a variance to place a nine-foot high monument-style sign in a residential district located near Pleasant View Drive and Kunkels Avenue, west of Sunset Drive. The sign would display the name of the new 24-unit assisted living facility the company is building. The City's zoning ordinance allows a maximum of 50-square feet for a monument-style sign and seven feet in height in a business district.

Mr. Waggner displayed a sketch of the proposed sign showing a roof structure to match the façade of the facility. Board members were concerned about the proposed size of the sign and, following some discussion, it was suggested that the sign be reduced in size by removing the roof structure. Judy Pund, Administrator for Northwood Good Samaritan, agreed to table the variance in regards to the size and come back at the next meeting with a new design.

Vice Chairman Gunselman made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 4-0.

Randy Mehringer made a motion to table the variance request regarding the size of the proposed sign. Secretary Dan Buck seconded it. Motion carried 4-0.

Randy Mehringer made a motion to grant a variance to allow a monument-style sign in a residential zone. Vice Chairman Gunselman seconded it. Motion carried 4-0.

## **Update on Zoning and Subdivision Control Ordinances**

Director of Community Development and Planning Darla Blazey announced to the Board that an informational meeting will be held to receive public input in regards to the City's zoning and subdivision control ordinances. The Planning Workshop and Ratio will have representatives present to explain the process and take input. The meeting is tentatively scheduled for January 29, 2014 at 6:30 p.m. in the City Hall Council Chambers.

## **ADJOURNMENT**

With no further discussion, Vice Chairman Gunselman made a motion to adjourn the meeting, seconded by Secretary Buck. Motion carried 4-0, and the meeting was adjourned at 6:56 p.m.

---

Jerry Uebelhor, Chairman

---

Dan Buck, Secretary

Kathy M. Pfister, Recording Secretary